

**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: NOVEMBER 5, 2003**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY CHAIR GOODMAN AT 11:56 A.M.

**PRESENT:** CHAIR GOODMAN and MEMBERS REESE, BROWN, L.B. McDONALD, WEEKLY, MACK, and MONCRIEF

**ALSO PRESENT:** BETSY FRETWELL, Acting Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North  
Senior Citizens Center, 450 E. Bonanza Road  
Clark County Government Center, 500 S. Grand Central Pkwy.  
Court Clerk's Bulletin Board, City Hall  
City Hall Plaza, Posting Board

(11:56 – 11:57)

**2-3145**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 5, 2003**

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**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**

**DIRECTOR: IAIN VASEY (ACTING)**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF SEPTEMBER 17, 2003

**MOTION:**

**REESE – APPROVED by Reference – UNANIMOUS**

**MINUTES:**

There was no discussion.

(11:57)

**2-3172**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 5, 2003**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: IAIN VASEY (ACTING)**

**SUBJECT:**

**RESOLUTIONS:**

**RA-5-2003 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE DISPOSITION AND DEVELOPMENT AGREEMENT ("DDA") BETWEEN THE CITY OF LAS VEGAS RDA AND SCE-BULLDOG, LLC TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE RDA - WARD 1 (MONCRIEF) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #85 (R-161-2003) AND RDA ITEM #3.]**

**Fiscal Impact**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b> Gain of \$1,200,000
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b> OBD/RDA
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b> OBD SPECIAL REVENUE FUND

**PURPOSE/BACKGROUND:**

This is a companion item to discussion and possible action regarding the SCE-Bulldog, LLC proposal for an office complex containing 75,000 square feet of Class "A" office space, 8,500 square feet of retail space, and a 306-space internal parking garage at the southeast corner of Las Vegas Boulevard and Clark Avenue ("Site"). The Redevelopment Agency is being asked to review and approve the DDA which establishes a purchase price of \$1,200,000 for the project Site, deferral of the purchase price for a three-year maximum with 4.5% simple interest accruing during the deferment period, and vacation of a portion of the alley bisecting the Site as a condition of sale. Approval will adopt findings that the DDA is in compliance with furtherance of the goals and objectives of the RDA, and the Redevelopment Plan.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
  2. Location Map
  3. Disclosure of Principals
  4. Resolution No. RA-5-2003
  5. Disposition and Development Agreement
  6. Affidavit of James B. Allen
- Submitted after the meeting: elevation plans (filed under 11/5/2003 City Council Minutes Item 85)

REDEVELOPMENT AGENCY MEETING OF NOVEMBER 5, 2003  
Business Development  
Item 2 – RA-5-2003

**MOTION:**

**MONCRIEF – APPROVED as recommended - UNANIMOUS**

**MINUTES:**

IAIN VASEY, Acting Director, Business Development, stated that SCE-Bulldog is a subsidiary of Sierra Crest Equities, the developer and owner of the Atrium Building on Rancho Road. He then reviewed the information under the Purpose/Background section above. The project is valued at over \$18 million. The Redevelopment Agency will lease 122 spaces for public parking at \$45 a month for two years and share the net profits 50/50 with the developer. Construction of the building will commence by 7/2004 and be completed within 14 months.

JAMES ALLEN, Chief Executive Officer with Sierra Crest Equities and President of SCE-Bulldog, thanked the Council for accepting this development. This project will enhance the downtown area and will be a nice addition to the City.

CHAIRMAN GOODMAN asked MR. ALLEN if he has ever considered adding a residential component to the upper floors of his building. MR. ALLEN responded that the company is reviewing that possibility for a similar project in Memphis, Tennessee. But he hesitates to get into an area in which he has no expertise. He would be open to future discussions on the matter. CHAIRMAN GOODMAN bet MR. ALLEN that rental lofts or condominiums would be very popular. MR. ALLEN agreed.

TOM MCGOWAN, Las Vegas resident, opined that this is an excellent project. He then asked where the nightclub would be located. MR. ALLEN answered that there is no nightclub intended for the retail space. MR. MCGOWAN then questioned why the legal names and corporate headquarters' addresses of the principals were not detailed on this agenda. MEMBER McDONALD indicated that the backup includes a disclosure of principals document that he could obtain from the City Clerk's office.

TODD FARLOW, 240 N. 19<sup>th</sup> Street, welcomed this project and this company to Las Vegas. There was no further discussion.

MEMBER MONCRIEF said that this project will be a great addition to the downtown area. She commended Bulldog, LLC for redeveloping an undesirable area.

There was no further discussion.

NOTE: 11/5/2003 Council Item 85 contains duplicate minutes.

(11:57 – 12:04)

**2-3185**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 5, 2003**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: IAIN VASEY (ACTING)**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH SCE-BULLDOG, LLC, FOR THE PURCHASE AND DEVELOPMENT OF A 0.94-ACRE PARCEL ON THE SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND CLARK AVENUE, APN 139-34-310-061, -062, -063, -076 & -710-001- (GAIN OF \$1,200,000 - REDEVELOPMENT AGENCY SPECIAL REVENUE FUND)- WARD 1 (MONCRIEF) **[NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #85 (R-161-2003) AND RDA ITEM #2.]**

**Fiscal Impact**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b> Gain of \$1,200,000
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b> OBD/RDA
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b> RDA SPECIAL REVENUE FUND

**PURPOSE/BACKGROUND:**

The developer, Sierra Crest Equities, LLC, entered into an Exclusive Negotiating Agreement for the purpose of negotiating a Disposition and Development Agreement ("DDA") for the acquisition and development of the Southeast Corner of Las Vegas Boulevard and Clark Street ("Site"). The DDA requires an affiliate of the Developer, SCE-Bulldog, LLC, to develop on the Site 75,000 square feet of Class "A" office space, 8,500 square feet of ground floor retail, and a 306 parking space parking garage.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
  2. Disposition and Development Agreement, with Attachments
  3. Affidavit of James B. Allen
  4. Disclosure of Principals for Bulldog SCE, LLC
  5. Site Locator Map
- Submitted after the meeting: elevation plans (filed under 11/5/2003 City Council Minutes Item 85)

**MOTION:**

**MONCRIEF – APPROVED as recommended - UNANIMOUS**

REDEVELOPMENT AGENCY MEETING OF NOVEMBER 5, 2003

Business Development

Item 3 - DISCUSSION AND POSSIBLE ACTION REGARDING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH SCE-BULLDOG, LLC, FOR THE PURCHASE AND DEVELOPMENT OF A 0.94-ACRE PARCEL ON THE SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND CLARK AVENUE, APN 139-34-310-061, -062, -063, -076 & -710-001- (GAIN OF \$1,200,000 - REDEVELOPMENT AGENCY SPECIAL REVENUE FUND) - WARD 1 (MONCRIEF)

**MINUTES:**

IAIN VASEY, Acting Director, Business Development, and JAMES ALLEN, Chief Executive Officer with Sierra Crest Equities and President of SCE-Bulldog, were present.

NOTE: See related Item 2 for all discussion. Also, 11/5/2003 Council Item 85 contains duplicate minutes.

(11:57 – 12:04)

**2-3185**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 5, 2003**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: IAIN VASEY (ACTING)**

**SUBJECT:**

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION REGARDING A LEASE AGREEMENT WITH LUKEGROUP, LLC, D.B.A. JIFFY SMOG, FOR APPROXIMATELY TWO THOUSAND SQUARE FEET OF FREE-STANDING BUILDING SPACE AND APPROXIMATELY SIX PARKING SPACES LOCATED AT 1501 NORTH DECATUR BOULEVARD (\$1,800 REVENUE/MONTH - RDA MISCELLANEOUS RENTALS) - WARD 1 (MONCRIEF)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$1,800 REVENUE/MONTH

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**Budget Funds Available**

**Dept./Division:** REDEVELOPMENT AGENCY

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**Augmentation Required**

**Funding Source:** MISCELLANEOUS RENTALS

**PURPOSE/BACKGROUND:**

This Lease Agreement will allow the continued operation of the Jiffy Smog business on a month-to-month basis on property owned by the Agency at 1501 North Decatur Boulevard. The Premises shall be used for off-street motor vehicle parking for the Tenant and its customers to provide smog testing (auto emission testing) only and for no other purpose.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Public Hearing Notice
2. Lease Agreement
3. Disclosure of Principals

**MOTION:**

**MONCRIEF – APPROVED as recommended – UNANIMOUS with BROWN not voting**

**MINUTES:**

IAIN VASEY, Acting Director, Business Development, advised that this matter involves a proposal to continue the month-to-month lease with Lukegroup, LLC, doing business as Jiffy Smog. The agency will receive \$1,800 a month in revenue.

TOM MCGOWAN, Las Vegas resident, said his question is the same as with Items 2 and 3 of this agenda.

There was no further discussion.

(12:04 – 12:05)

**2-3613/3-1**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: NOVEMBER 5, 2003**

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

TOM MCGOWAN, Las Vegas resident, commented that he advised STEPHANIE BOIXO, of the Mayor's staff, that the wife of the city manager of Salem, Massachusetts received a complete makeover courtesy of the NBC Today Show. Subsequently, the Mayor got a complete makeover courtesy of FRANK MARINO, for which MR. MARINO should be awarded the Key to the City and have a street named after him. The event took place at 6:00 a.m. on 11/4/2003. Nevertheless, since the Mayor has repeatedly declined to meet with him during normal business hours, he requested a meeting with the Mayor at 6:00 a.m.

(12:05 – 12:08)

**3-25**

TODD FARLOW, 240 N. 19<sup>th</sup> Street, insisted that the L'Octaine project be completed. CHAIR GOODMAN indicated that this is one of many projects the City is trying to bring to fruition.

(12:08 – 12:09)

**3-85**

**THE MEETING ADJOURNED AT 12:09 P.M.**

Respectfully submitted: \_\_\_\_\_

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
December 31, 2003

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**Barbara Jo Ronemus, Secretary**